

030.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

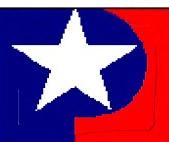
976,800 / 976,800

USE VALUE:

976,800 / 976,800

ASSESSED:

976,800 / 976,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
134 -136		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SOFRONAS JEAN D	
Owner 2:	
Owner 3:	

Street 1: 54 TUFTS STREET
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: N
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: POULAKIDAS DEMETRIOS-ETAL -
Owner 2: POULAKIDAS HELEN -

Street 1: 54 TUFTS STREET
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: N
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 5,217 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2964 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5217		Sq. Ft.	Site		0	80.	0.99	1			Med. Tr	-10					415,087						415,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5217.000	561,700		415,100	976,800		
Total Card	0.120	561,700		415,100	976,800	Entered Lot Size	
Total Parcel	0.120	561,700		415,100	976,800	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	329.58	/Parcel: 329.5	Land Unit Type:	

Total Card / Total Parcel

976,800 / 976,800

976,800 / 976,800

976,800 / 976,800

20578
GIS Ref
GIS Ref
Insp Date
11/07/18

!2481!

Prior Id # 1: 20578
Prior Id # 2:
Prior Id # 3:
Date Time
12/10/20 17:53:03
PRINT
LAST REV
Date Time
04/02/19 14:20:31
apro
2481
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POULAKIDAS DEME	43993-591		10/29/2004	Family		1	No	No	Helen Poulakidas dod 9/4/2013
	13059-389		9/17/1976		53,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION														
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
5/29/2018	706	Re-Roof	11,162	C					11/7/2018	MEAS&NOTICE	HS	Hanne S												
									4/21/2009	Measured	372	PATRIOT												
									2/23/2000	Mailer Sent														
									2/23/2000	Measured	263	PATRIOT												
									10/1/1981		MM	Mary M												

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good														
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:															
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:															
Foundation:	2 - Conc. Block			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES																	
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good														
Color:	BEIGE			A Kits:		Rating:															
View / Desir:				Fpl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1916	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION																	
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%														
Prim Int Wall:	2 - Plaster			Functional:			%														
Sec Int Wall:		%		Economic:			%														
Partition:	T - Typical			Special:			%														
Prim Floors:	3 - Hardwood			Override:			%														
Sec Floors:		%		Total:	18.6	%															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																	
Subfloor:				Basic \$ / SQ:	170.00																
Bsmnt Gar:				Size Adj.:	1.04325843																
Electric:	3 - Typical			Const Adj.:	0.98990101																
Insulation:	2 - Typical			Adj \$ / SQ:	175.563																
Int vs Ext:	S			Other Features:	111500																
Heat Fuel:	1 - Oil			Grade Factor:	1.00																
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																
# Heat Sys:	2			NBHD Mod:																	
% Heated:	100			LUC Factor:	1.00																
Solar HW:	NO	Central Vac: NO		Adj Total:	690081																
% Com Wall:		% Sprinkled:		Depreciation:	128355																
				Depreciated Total:	561726																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 030.0-0002-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									